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**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

GABRIEL DORSEY,
Plaintiff,
vs.

CUP OF CHA TEA HOUSE; BATES
PARTNERS, LLC; and DOES 1 to 10,
Defendants.

Case No.:

COMPLAINT FOR INJUNCTIVE
RELIEF AND DAMAGES FOR DENIAL
OF CIVIL RIGHTS OF A DISABLED
PERSON IN VIOLATIONS OF

5. AMERICANS WITH
DISABILITIES;

2. CALIFORNIA'S UNRUH CIVIL
RIGHTS ACT;

3. CALIFORNIA'S DISABLED
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY
CODE;

5. NEGLIGENCE

Plaintiff GABRIEL DORSEY ("Plaintiff") complains of Defendants CUP OF
CHA TEA HOUSE; BATES PARTNERS, LLC; and DOES 1 to 10 ("Defendants") and
alleges as follows:

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PARTIES

1
2 1. Plaintiff is a California resident with a physical disability. Plaintiff suffers
3 from osteogenesis imperfecta and is substantially limited in his ability to walk. Plaintiff
4 requires the use of a wheelchair at all times when traveling in public.

5 2. Defendants are, or were at the time of the incident, the real property owners,
6 business operators, lessors and/or lessees of the real property for a tea house ("Business")
7 located at or about 521 S. Myrtle Ave., Monrovia, California.

8 3. The true names and capacities, whether individual, corporate, associate or
9 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,
10 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of
11 Court to amend this Complaint when the true names and capacities have been
12 ascertained. Plaintiff is informed and believes and, based thereon, alleges that each such
13 fictitiously named Defendants are responsible in some manner, and therefore, liable to
14 Plaintiff for the acts herein alleged.

15 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant
16 times, each of the Defendants was the agent, employee, or alter-ego of each of the other
17 Defendants, and/or was acting in concert with each of the other Defendants, and in doing
18 the things alleged herein was acting with the knowledge and consent of the other
19 Defendants and within the course and scope of such agency or employment relationship.

20 5. Whenever and wherever reference is made in this Complaint to any act or
21 failure to act by a defendant or Defendants, such allegations and references shall also be
22 deemed to mean the acts and failures to act of each Defendant acting individually, jointly
23 and severally.

24 **JURISDICTION AND VENUE**

25 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and
26 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*
27 *seq.*)
28

1 14. These barriers and conditions denied Plaintiff the full and equal access to the
2 Business and caused him difficulty and frustration. Plaintiff wishes to return and
3 patronize the Business, however, Plaintiff is deterred from visiting the Business because
4 his knowledge of these violations prevents him from returning until the barriers are
5 removed.

6 15. Based on the violations, Plaintiff alleges, on information and belief, that
7 there are additional barriers to accessibility at the Business after further site inspection.
8 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*
9 *Eleven, Inc.* 524 F.3d 1034 (9th Cir. 2008).

10 16. In addition, Plaintiff alleges, on information and belief, that Defendants
11 knew that particular barriers render the Business inaccessible, violate state and federal
12 law, and interfere with access for the physically disabled.

13 17. At all relevant times, Defendants had and still have control and dominion
14 over the conditions at this location and had and still have the financial resources to
15 remove these barriers without much difficulty or expenses to make the Business
16 accessible to the physically disabled in compliance with ADDAG and Title 24
17 regulations. Defendants have not removed such barriers and have not modified the
18 Business to conform to accessibility regulations.

19 **FIRST CAUSE OF ACTION**

20 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

21 18. Plaintiff incorporates by reference each of the allegations in all prior
22 paragraphs in this complaint.

23 19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual
24 shall be discriminated against on the basis of disability in the full and equal enjoyment of
25 the goods, services, facilities, privileges, advantages, or accommodations of any place of
26 public accommodation by any person who owns, leases, or leases to, or operates a place
27 of public accommodation. *See* 42 U.S.C. § 12182(a).

28 20. Discrimination, *inter alia*, includes:

- 1 a. A failure to make reasonable modification in policies, practices, or
2 procedures, when such modifications are necessary to afford such
3 goods, services, facilities, privileges, advantages, or accommodations
4 to individuals with disabilities, unless the entity can demonstrate that
5 making such modifications would fundamentally alter the nature of
6 such goods, services, facilities, privileges, advantages, or
7 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- 8 b. A failure to take such steps as may be necessary to ensure that no
9 individual with a disability is excluded, denied services, segregated or
10 otherwise treated differently than other individuals because of the
11 absence of auxiliary aids and services, unless the entity can
12 demonstrate that taking such steps would fundamentally alter the
13 nature of the good, service, facility, privilege, advantage, or
14 accommodation being offered or would result in an undue burden. 42
15 U.S.C. § 12182(b)(2)(A)(iii).
- 16 c. A failure to remove architectural barriers, and communication barriers
17 that are structural in nature, in existing facilities, and transportation
18 barriers in existing vehicles and rail passenger cars used by an
19 establishment for transporting individuals (not including barriers that
20 can only be removed through the retrofitting of vehicles or rail
21 passenger cars by the installation of a hydraulic or other lift), where
22 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).
- 23 d. A failure to make alterations in such a manner that, to the maximum
24 extent feasible, the altered portions of the facility are readily
25 accessible to and usable by individuals with disabilities, including
26 individuals who use wheelchairs or to ensure that, to the maximum
27 extent feasible, the path of travel to the altered area and the
28 bathrooms, telephones, and drinking fountains serving the altered

1 area, are readily accessible to and usable by individuals with
2 disabilities where such alterations to the path or travel or the
3 bathrooms, telephones, and drinking fountains serving the altered
4 area are not disproportionate to the overall alterations in terms of cost
5 and scope. 42 U.S.C. § 12183(a)(2).

6 21. Handles, pulls, latches, locks, and other operating devices on accessible
7 doors shall have a shape that is easy to grasp with one hand and does not require tight
8 grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms,
9 push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors
10 are fully open, operating hardware shall be exposed and usable from both sides.
11 Hardware required for accessible door passage shall be mounted no higher than 48 in
12 (1220 mm) above finished floor. 1991 ADA Standards § 4.13.9.

13 22. Here, Defendants failed to provide accessible handle on the restroom door as
14 the one provided required severe pinching and twisting of wrist to operate.

15 23. Water supply and drain pipes under lavatories and sinks shall be insulated or
16 otherwise configured to protect against contact. There shall be no sharp or abrasive
17 surfaces under lavatories and sinks. 2010 ADA Standards § 606.5.

18 24. Here, Defendants failed to insulate the sink pipes.

19 25. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located
20 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm)
21 minimum from the rear wall. 2010 ADA Standards § 604.5.1. The rear wall grab bar
22 shall be 36 inches (915 mm) long minimum and extend from the centerline of the water
23 closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on
24 the other side. 2010 ADA Standards § 604.5.2

25 26. Here, Defendants failed to properly install the rear grab bar as required by
26 the Standards as there was less than one and a half inches clearance between the rear grab
27 bar and toilet.

1 27. Toilet flush controls shall be hand operated or automatic. Hand operated
2 flush controls shall comply with 309. Flush controls shall be located on the open side of
3 the water closet. 2010 ADA Standards § 604.6.

4 28. Here, Defendants failed to install a proper flush control as the one provided
5 was not installed on the open side.

6 29. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180
7 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to
8 the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm)
9 minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be
10 located behind grab bars. Dispensers shall not be of a type that controls delivery or that
11 does not allow continuous paper flow. 2010 ADA Standards § 604.7.

12 30. Here, Defendants failed to install a toilet paper dispenser in compliance with
13 the Standards as the one provided was installed less than seven inches away from the
14 toilet.

15 31. A public accommodation shall maintain in operable working condition those
16 features of facilities and equipment that are required to be readily accessible to and usable
17 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

18 32. The Business has denied and continues to deny full and equal access to
19 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be
20 discriminated against due to the lack of accessible facilities, and therefore, seeks
21 injunctive relief to alter facilities to make such facilities readily accessible to and usable
22 by individuals with disabilities.

23 **SECOND CAUSE OF ACTION**

24 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

25 33. Plaintiff incorporates by reference each of the allegations in all prior
26 paragraphs in this complaint.

27 34. California Civil Code § 51 states, “All persons within the jurisdiction of this
28 state are free and equal, and no matter what their sex, race, color, religion, ancestry,

1 national origin, disability, medical condition, genetic information, marital status, sexual
2 orientation, citizenship, primary language, or immigration status are entitled to the full
3 and equal accommodations, advantages, facilities, privileges, or services in all business
4 establishments of every kind whatsoever.”

5 35. California Civil Code § 52 states, “Whoever denies, aids or incites a denial,
6 or make any discrimination or distinction contrary to Section 51, 51.5, or 51.6, is liable
7 for each and every offense for the actual damages, and any amount that may be
8 determined by a jury, or a court sitting without a jury, up to a maximum of three times the
9 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any
10 attorney’s fees that may be determined by the court in addition thereto, suffered by any
11 person denied the rights provided in Section 51, 51.5, or 51.6.

12 36. California Civil Code § 51(f) specifies, “a violation of the right of any
13 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)
14 shall also constitute a violation of this section.”

15 37. The actions and omissions of Defendants alleged herein constitute a denial
16 of full and equal accommodation, advantages, facilities, privileges, or services by
17 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.
18 Defendants have discriminated against Plaintiff in violation of California Civil Code §§
19 51 and 52.

20 38. The violations of the Unruh Civil Rights Act caused Plaintiff to experience
21 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory
22 damages as specified in California Civil Code §55.56(a)-(c).

23 **THIRD CAUSE OF ACTION**

24 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

25 39. Plaintiff incorporates by reference each of the allegations in all prior
26 paragraphs in this complaint.

27 40. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be
28 entitled to full and equal access, as other members of the general public, to

1 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,
2 and physicians' offices, and privileges of all common carriers, airplanes, motor vehicles,
3 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes
4 of transportation (whether private, public, franchised, licensed, contracted, or otherwise
5 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,
6 places of public accommodations, amusement, or resort, and other places in which the
7 general public is invited, subject only to the conditions and limitations established by
8 law, or state or federal regulation, and applicable alike to all persons.

9 41. California Civil Code § 54.3(a) states, "Any person or persons, firm or
10 corporation who denies or interferes with admittance to or enjoyment of public facilities
11 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an
12 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for
13 the actual damages, and any amount as may be determined by a jury, or a court sitting
14 without a jury, up to a maximum of three times the amount of actual damages but in no
15 case less than one thousand dollars (\$1,000) and any attorney's fees that may be
16 determined by the court in addition thereto, suffered by any person denied the rights
17 provided in Section 54, 54.1, and 54.2.

18 42. California Civil Code § 54(d) specifies, "a violation of the right of an
19 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also
20 constitute a violation of this section, and nothing in this section shall be construed to limit
21 the access of any person in violation of that act.

22 43. The actions and omissions of Defendants alleged herein constitute a denial
23 of full and equal accommodation, advantages, and facilities by physically disabled
24 persons within the meaning of California Civil Code § 54. Defendants have
25 discriminated against Plaintiff in violation of California Civil Code § 54.

26 44. The violations of the California Disabled Persons Act caused Plaintiff to
27 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for
28 statutory damages as specified in California Civil Code §55.56(a)-(c).

FOURTH CAUSE OF ACTION

CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.

45. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

46. Plaintiff and other similar physically disabled persons who require the use of a wheelchair are unable to use public facilities on a “full and equal” basis unless each such facility is in compliance with the provisions of California Health & Safety Code § 19955 et seq. Plaintiff is a member of the public whose rights are protected by the provisions of California Health & Safety Code § 19955 et seq.

47. The purpose of California Health & Safety Code § 1995 et seq. is to ensure that public accommodations or facilities constructed in this state with private funds adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code. The code relating to such public accommodations also require that “when sanitary facilities are made available for the public, clients, or employees in these stations, centers, or buildings, they shall be made available for persons with disabilities.

48. Title II of the ADA holds as a “general rule” that no individual shall be discriminated against on the basis of disability in the full and equal enjoyment of goods (or use), services, facilities, privileges, and accommodations offered by any person who owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a). Further, each and every violation of the ADA also constitutes a separate and distinct violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an award of damages and injunctive relief pursuant to California law, including but not limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

FIFTH CAUSE OF ACTION

NEGLIGENCE

49. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

51. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

PRAAYER FOR RELIEF

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;

3. Award of all reasonable restitution for Defendants' unfair competition practices;

5. Prejudgment interest pursuant to California Civil Code § 3291; and

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DEMAND FOR TRIAL BY JURY

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: May 20, 2022

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim
Jason J. Kim, Esq.
Attorneys for Plaintiff